

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, August 5, 2013 at 4:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Gentile, John West and Kelly Smith

Commissioner(s) Absent: Michael Szakaly

Staff Present: Lisa Abbott, Doris Sims, Bob Woolford, Marilyn Patterson and Janet Roberts

Other(s) Present: Scott Robinson, Planning Dept.; Susan Failley, Assistant City Attorney; Danise Alano-Martin, Director Economic Development; Randy Cassady, Cassady Electric; Vanessa McClarey, Economic Development Commission

II. READING OF THE MINUTES. John West moved to approve the minutes for June 3, 2013. Michael Gentile seconded the motion. The minutes were unanimously approved.

III. EXAMINATION OF CLAIMS. Michael Gentile moved to approve the claims for July 19, 2013 for \$559,067.16. John West seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott informed the Commissioners that the State Legislature made some additional reporting requirements to the TIF starting this year.

Changes to the 2012 end of the year report were submitted to Department of Local Government Finance (DLGF) by Michael Gentile. This report is now due March of each year. This report can now be submitted by staff.

The excess evaluation finding was due before July 15th. All notices were mailed out or hand delivered.

The other report is to the City Council with the RDC copied on the report. The report is strictly about the money. This is the format the DLGF recommended they use. The attached is a list of all the parcels in those TIF districts where income was captured in 2012 paid in 2013. Next year the RDC will receive a different list for 2013 paid in 2014.

She stated because the RDC is the governing body of TIF, she gave the RDC a copy of the report which she also gave to the City Council even though it is not required.

Abbott reported that the CAPER is posted on the City website and is available for public comment until August 15th.

Abbott also reported that Christina Finley will be taking over the RDC staff responsibilities beginning in September. Janet Roberts will be retiring at the end of the year.

She informed them that the HAND budget presentation will be on August 20th. She also noted other

upcoming events: Home Buyer's Club – September 17th & 21st; HAND at IU Freshman Parents Weekend- September 21st; Small and Simple Grant applications due – September 23rd.

B. Budget Summary Report

V. UNFINISHED BUSINESS.

VI. NEW BUSINESS

Abbott reminded the Commissioners that they approved these activities last March. They are now only the approving the funding agreements for the activities.

A. RESOLUTION 13-16: Approval of the funding Agreement for Community Kitchen.

B. RESOLUTION 13-17: Approval of the Funding Agreement for Hoosier Hills Food Bank.

C. RESOLUTION 13-18: Approval of the Funding Agreement for Monroe County United Ministries.

D. RESOLUTION 13-19: Approval of the Funding Agreement for Middle Way House Domestic Violence Shelter.

E. RESOLUTION 13-20: Approval of the Funding Agreement for Boys and Girls Club.

Michael Gentile moved to approve Resolutions 13-16 through 13-20 as a block. Elizabeth Kehoe seconded the motions. Resolutions 13-16 and 13-20 were unanimously approved. **ADOPTED.**

F. RESOLUTION 13-21: Approval of the Funding Agreement for Monroe County United Ministries HVAC.

G. RESOLUTION 13-22: Approval of the Funding Agreement for Life Design Options I at Covey. Resolution pulled.

H. RESOLUTION 13-23: Approval of the Funding Agreement for Bloomington Housing Authority at 1220-1226 W. 12th.

I. RESOLUTION 13-24: Approval of the Funding Agreement for Middle Way House Security System.

Elizabeth Kehoe moved to approve Resolutions 13-21 through 13-24 as a block. Michael Gentile seconded the motion. Resolutions 13-21 through 13-24 were unanimously approved. **ADOPTED.**

K. RESOLUTION 13-25: Approval of the Certified Tech Park Master Plan. Alano-Martin explained that they have spent the last 30 day looking at the proforma numbers. She talked to the design consultant who said they should ask for an additional 10% for contingencies and design cost which she has added to the proforma. She also noted the sequencing memo should be 5.967. She stated she would make sure any changes to the proforma were correct. Alano-Martin said they provided the Commissioners with a memo from MKSK stating what they would see as the sequence of events after they adopt a plan. Their feeling is the Food Services Building and Warehouse B should come down as quickly as possible. This gives a strong signal to the development community that the City is serious about this plan and opens the door for the recommended infrastructure improvements. MKSK said a lot of things will happen simultaneously and they may have a market driven opportunity to capitalize on something that wasn't anticipated—be flexible to market interest.

West said the important point is to look at the \$6.5 million because at some time the infrastructure needs to be done and that is a number they should have an eye on. Smith reiterated that funding is also for taking down structures and improving streets and land. West agreed. Alano-Martin said there is \$50,000 in funding in that figure to stabilize the Kiln and the Dimison Mill buildings. It also includes

approximately \$1.2 million for demolition.

West said at the last meeting he suggested a delay in voting because there were three things that he thought were missing. He said they did a nice job of laying out potentially what the future would look like and where the money is best spent. He asked them to make a decision on Warehouse A about which they were previously wavering; they determined it should come down unless something changes.

Alano-Martin said one of West's concerns was zoning and planning considerations. She and West both had discussions with Micuda regarding the zoning and planning concerns. West said months ago they thought a good way to get through the approval process would be to make it as predictable as possible. If it meant making potential modifications to the 12 acres maybe that's something they could do. He said you put it out there and make it so explicit that it's easy for developers to see what they can and can't do. West said because of how they do business here and the way the ordinances are written for zoning, it's difficult to come up with a separate PUD just for this 12 acres. He said it's not impossible and with enough time and energy it could be done, but he and Micuda decided not to go through that process at this time.

West said if someone were bring a project to Planning, the staff knows what the goals are and what the consultants have presented, they will work diligently to try to create a scenario where they get staff approval and go to the Plan Commission to try to avoid the pitfalls. It's not going to change the code that says if you are going for a variance of the downtown zone you've got to go through the same process as everybody else. Micuda is going to try to steer people from doing that and, if something requires a waiver and not a re-write of the code, then you go to the BZA which is a different process which is a lot quicker.

Smith asked if Planning is on board with this. West said Micuda is on board. He said it's the predictability that could be the issue on the developer's side. Maybe there is an intermediate step where they anticipate what the waivers might be and see if they can get something done through the BZA ahead of the game then when the developers come to the table some things already done. He said for now they are not changing anything that's in place. He said it's not the answer he wanted, but he understands the reasoning.

Alano-Martin said in the long term it may still be possible for them to streamline the process, but neither she nor Micuda want to embark on something which might prevent them from working with the developers now. She said they can do that and have some case by case development approvals, but still be working on a more streamlined approach. She stated her goal is to make the process as predictable as possible. She explained another practical way to do that is working at issuing the RFP's or RFQ's for this property so they can more specifically outlay for the 12 acres they own and have the kind of development they expect there. Interested developers will then know exactly what staff wants there. In the 12 acres it's much easier to provide that predictability it's outside of that when it becomes a little more case by case driven given the current planning and zoning regulations.

West said the last piece of information he was interested in had more to do with long-term valuation. The consultants have laid out a plan--what does that potentially look like to them in dollars and cents. The original premise was sort of that they knew they had \$9 million in the purchase of the property and knew they are going to have a minimum of \$4 million because they bonded \$13 million. There will probably be some additional costs beyond that to do the infrastructure, the needed design and whatever else they need to get the project off the ground. He said there will be some pay back required. He doesn't want to lose sight of the initial bond principle that needs to be repaid over a long period of time

and how the sale of the ground matches up against what the debt is. West said they won't exactly get there but there is so much upside that he doesn't think there are questions as to whether or not they will be able to fund the debt—it would have been nice to have an even swap by taking the sale price and pay down the principle. The TIF continues to grow each time they sell something which gives them something on the books which will provide some property tax gain and there is always the advantage of the CTP and the income that comes from that. West said it's important for the Commission to keep track of the dollars in and out; it's probably not going to be quite as easy as they anticipated but it's doable.

Alano-Martin said the summary page is the best page to review. She wanted to caution the Commissioners that if they get into specifics they might be predicting a market or potentially putting the City into a bargaining position they don't want to be in. This is not the forum in which to discuss numbers.

Walter said if there are no more questions, they have come to the point where they need to make a motion.

John West moved to approve the Resolution. Michael Gentile seconded the motion. Resolution 13-25 was unanimously approved. **ADOPTED.**

West asked what the next step is. Alano-Martin said they are already assembling documents for the demolition of the Food Services Building. CBRE is working on RFQ documents for a potential new building at the corner. West asked if they could see the documents. Alano-Martin said she will check with Failey and find out the process. They will lay out a timeline of things for the RDC.

VII. BUSINESS/GENERAL DISCUSSION

A. CAPER. Abbott explained the CAPER is an annual report to HUD which is completed at the end of the year. The report outlines activities staff did during the year and the funding expended in the program year. The report is posted for public comment for 15 days. It is sent to HUD for approval. She explained there are new rules which will soon be implemented and will require the Commissioners to be more involved in the plan process.

Abbott explained the minutes will reflect the business meeting, but there will not be minutes of the workshop. There will then be a break after which Kostas Poulakidas will present the TIF Workshop.

B. TIF workshop by Kostas Poulakidas of Krieg DeVault will be presented following the break.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date